DETAILS OF NEW & REINSTATED FEATURES

at

THE QUEEN'S HEAD,
144 STOCKWELL ROAD,
LONDON SW9 9TQ

Application for approval of details reserved by Condition 5 & 7 in relation to Planning Application ref:23/02589/LB:

JULY 2024

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

DETAILS OVERVIEW

Application for approval of details reserved by Condition 5&7 in relation to Planning Application ref:23/02588/FUL

7-Prior to the commencement of development, full details, including detailed drawings of any new, reinstated historic features and details including doors, architraves, skirtings, cornices, panelling, ceiling roses and fireplaces shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter we carried out in complete accordance with the approved details.

REASON: To preserve the character and appearance of the Grade II listed host building and the local area.

CONTENTS

- Doors&Architraves
- Skirtings
- Cornices
- Panelling
- Fireplaces

DOORS&ARCHITRAVES

Ground, First and Second floor plans

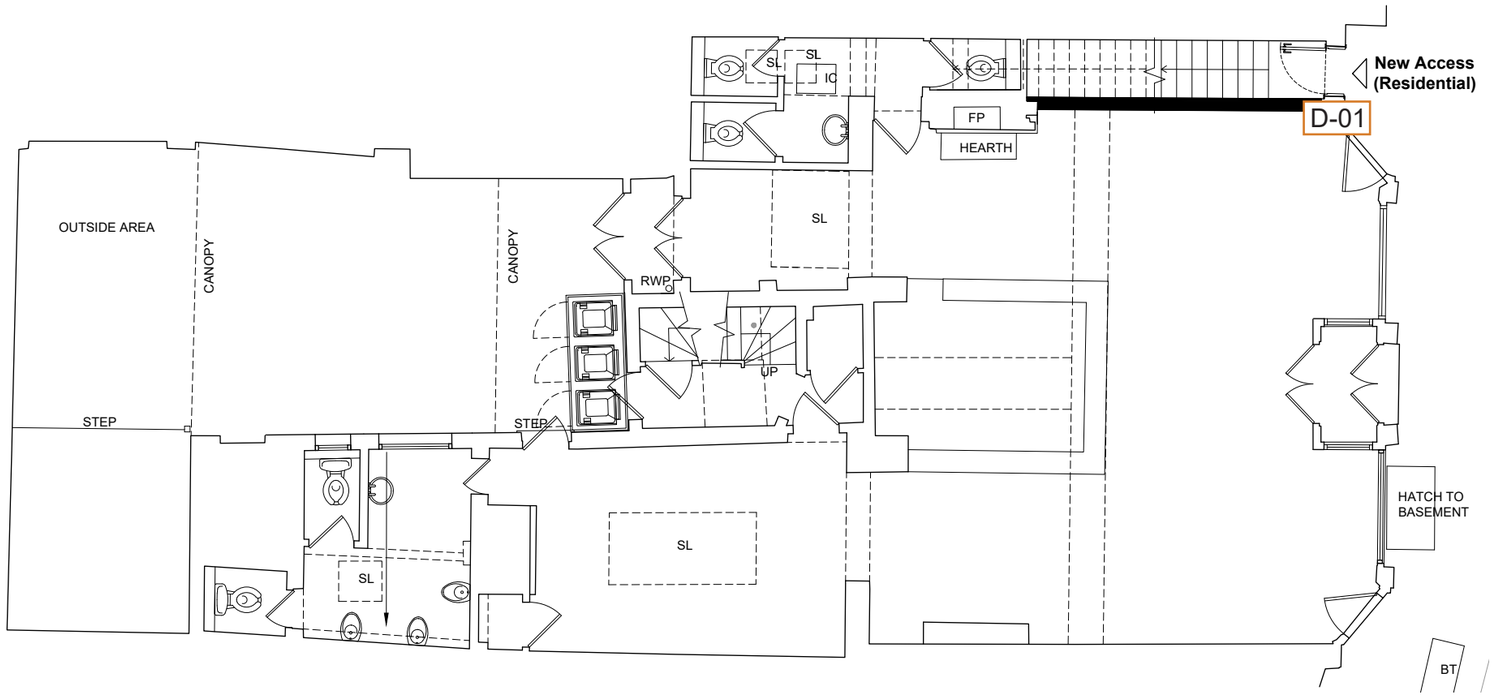
The general approach is to retain all the original features of the listed building. Where this is not possible, the design will match the existing or proposed features in a less invasive manner, as discussed with the conservation officer during the planning phase.

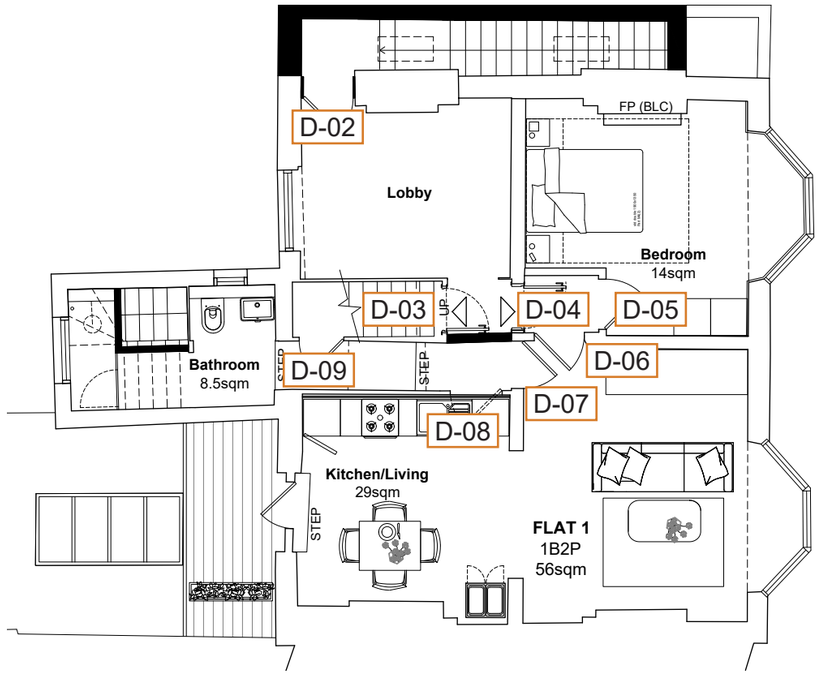
On the ground floor, the new access door will match the existing front door of the pub.
On the first floor, most of the existing doors are modern and will be replaced with ones that match those on the upper floor or with jib doors where agreed.
The second floor has most of the original doors in place. Due to their poor condition, we propose to repair and reinstate all of them.

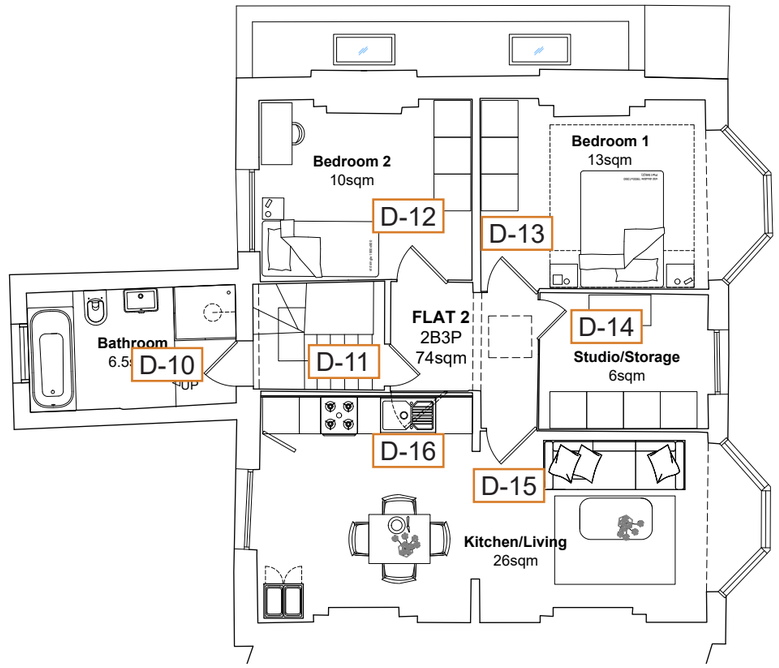
The same approach applies to the architrave. Where it is modern, we recommend replacing it with a more appropriate design that matches the existing style.

As Part F of building regulations requires doors to habitable spaces such as lobbies, bedrooms, living rooms, and kitchens to meet specific standards, it has been discussed and agreed during the planning phase to paint these doors with intumescent paint to meet the regulatory requirements.

The following pages provide a chart indicating the action to be taken on each door and architrave, along with detailed drawings of the new additions.



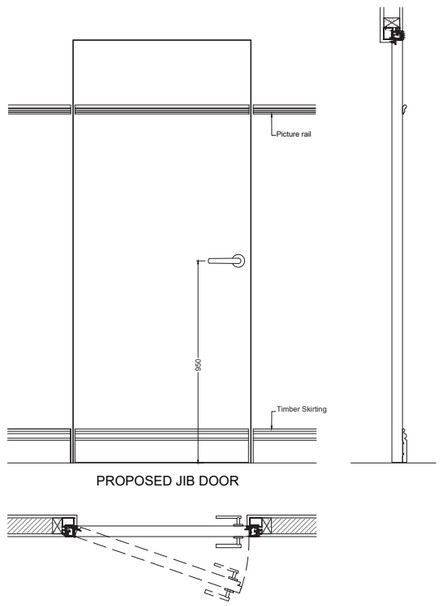




DOORS&ARCHITRAVES

Schedule

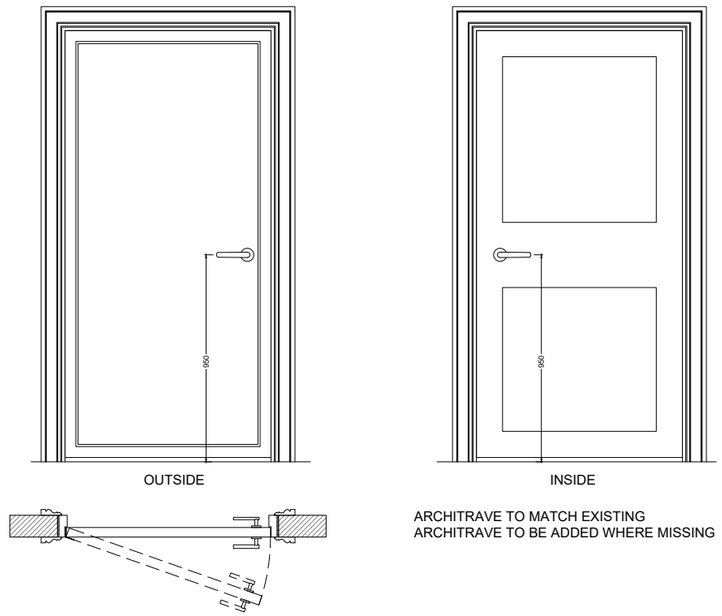
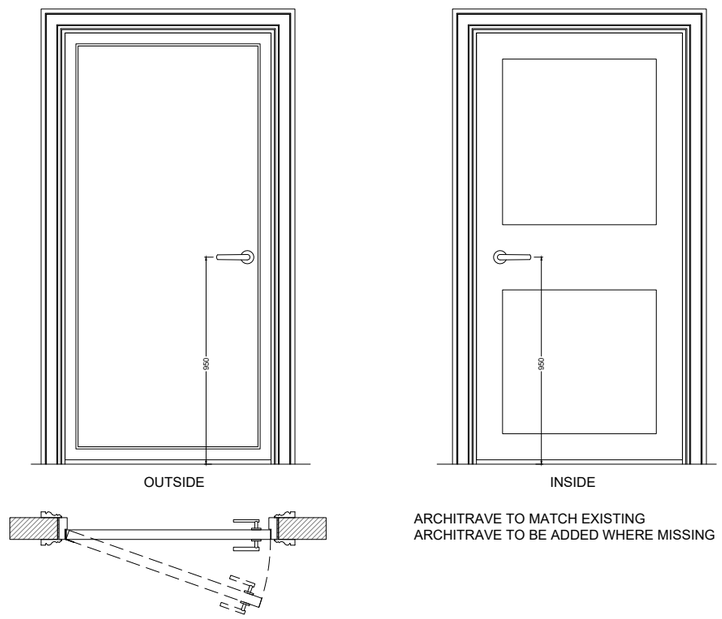
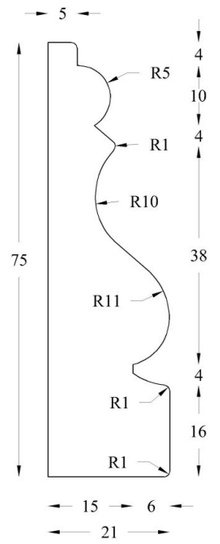
DISCHARGE OF CONDITION 5&7
APPLICATION 23/02589/LB

DOOR REF	LOCATION	DESCRIPTION	IMAGE	ARCHITRAVE (If applicable)
D-01	Front entrance	Replacing the existing window with a new door, matching the pub entrance		
D-02	Lobby	Jib door		N/A

DOORS&ARCHITRAVES

Schedule

DISCHARGE OF CONDITION 5&7
APPLICATION 23/02589/LB

DOOR REF	LOCATION	DESCRIPTION	IMAGE	ARCHITRAVE (If applicable)
D-03	Entry to Flat B	Replacing the existing modern door with a more appropriate		Restored and retained
D-04	Entry to Flat A	New appropriate door		

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DOORS&ARCHITRAVES

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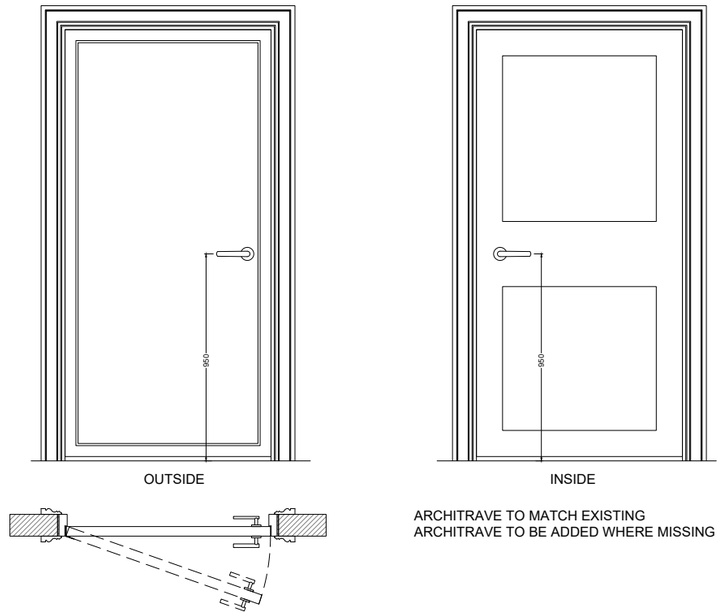
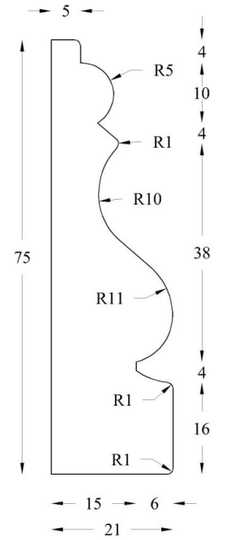
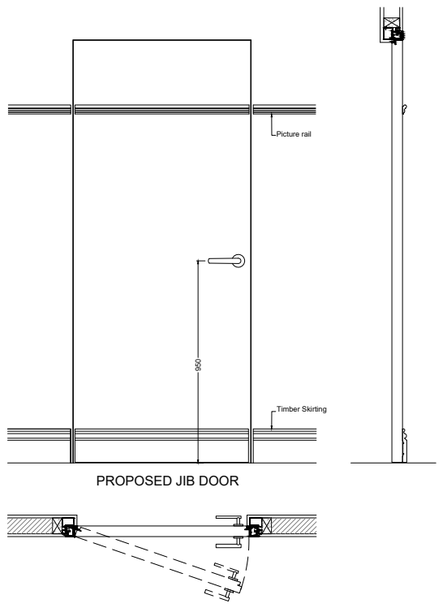
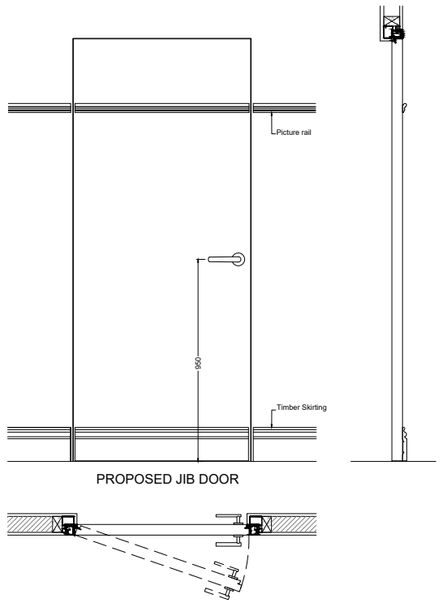
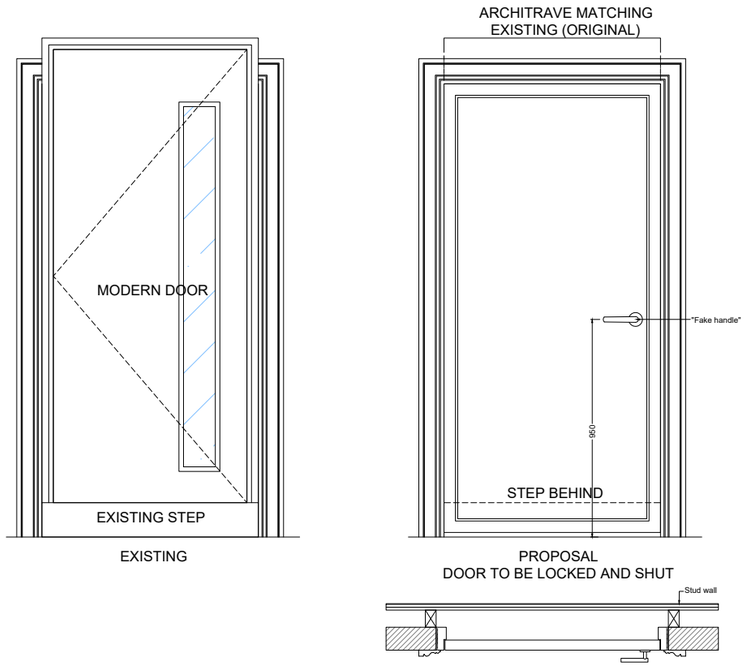
DOOR REF	LOCATION	DESCRIPTION	IMAGE	ARCHITRAVE (If applicable)
D-05	Lobby to bedroom - Flat A	Replacing the existing modern door with a more appropriate		
D-06	Lobby to living room - Flat A	Jib door		N/A

DOORS&ARCHITRAVES

Schedule

DISCHARGE OF CONDITION 5&7
APPLICATION 23/02589/LB

DOOR REF	LOCATION	DESCRIPTION	IMAGE	ARCHITRAVE (If applicable)
D-07	Living room to bathroom - Flat A	Jib door		N/A
D-08	Bathroom corridor to kitchen	Replaced existing with appropriate door, locked and shut		Restored and retained original architrave. Where missing, or beboynd repair, to be installed new one matching the existing design

DOORS&ARCHITRAVES

Schedule

DISCHARGE OF CONDITION 5&7
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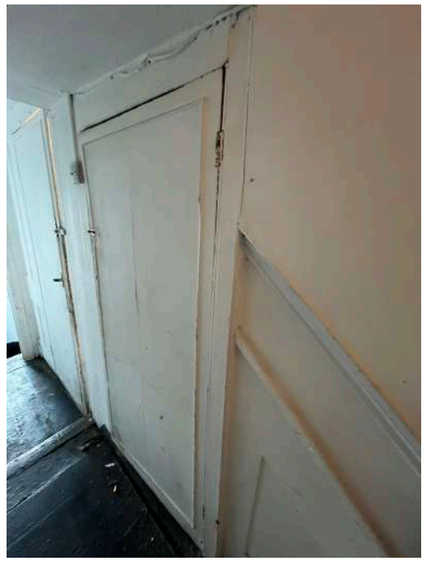
DOOR REF	LOCATION	DESCRIPTION	IMAGE	ARCHITRAVE (If applicable)
D-09	Storage below staircase	Restored and retained		N/A
D-10	Bathroom - Flat B	Restored and retained		Restored and retained

DOORS&ARCHITRAVES

Schedule

DISCHARGE OF CONDITION 5&7
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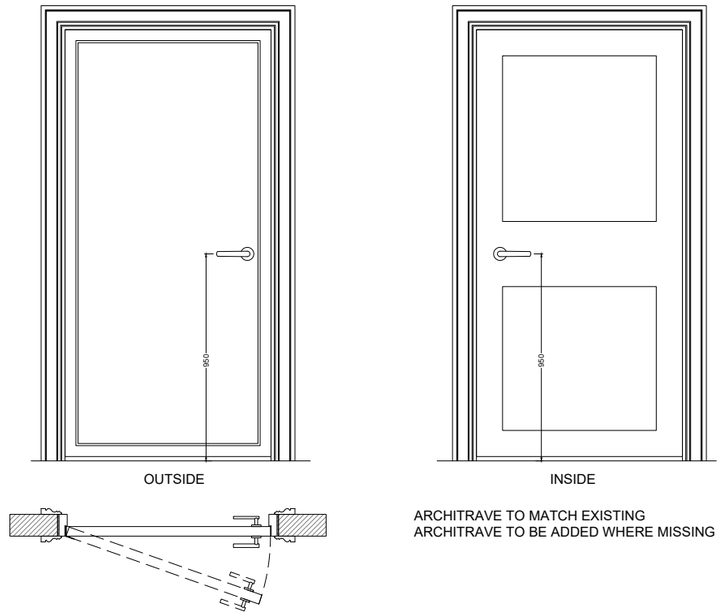
DOOR REF	LOCATION	DESCRIPTION	IMAGE	ARCHITRAVE (If applicable)
D-11	Stairs to lobby - Flat B	Replacing the existing modern door with a more appropriate		Restored and reinstated
D-12	To bedroom 2 - Flat B	Restored and reinstated		Restored and reinstated

DOORS&ARCHITRAVES

Schedule

DISCHARGE OF CONDITION 5&7
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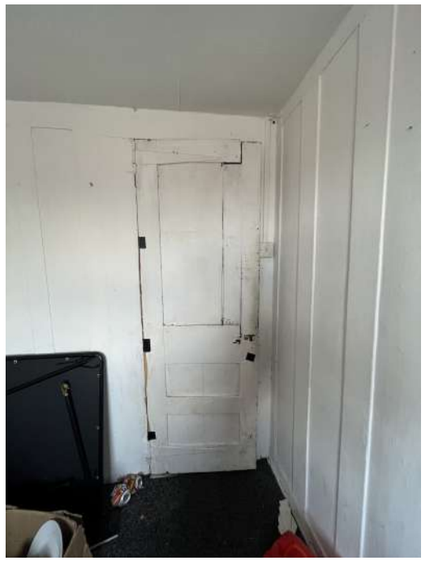
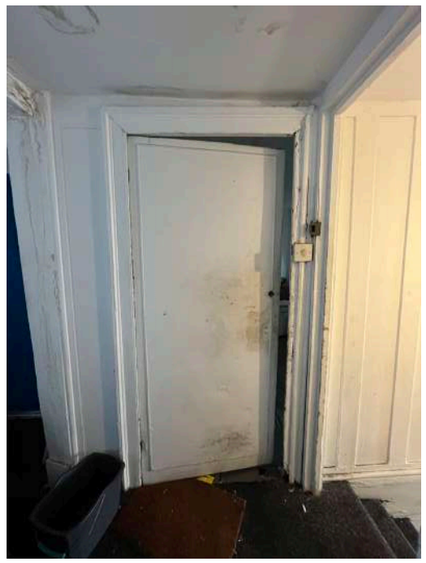
DOOR REF	LOCATION	DESCRIPTION	IMAGE	ARCHITRAVE (If applicable)
D-13	To bedroom 1 - Flat B	Restored and reinstated		Restored and reinstated
D-14	To storage/studio - Flat B	Restored and reinstated		Restored and reinstated

DOORS&ARCHITRAVES

Schedule

DISCHARGE OF CONDITION 5&7
APPLICATION 23/02589/LB

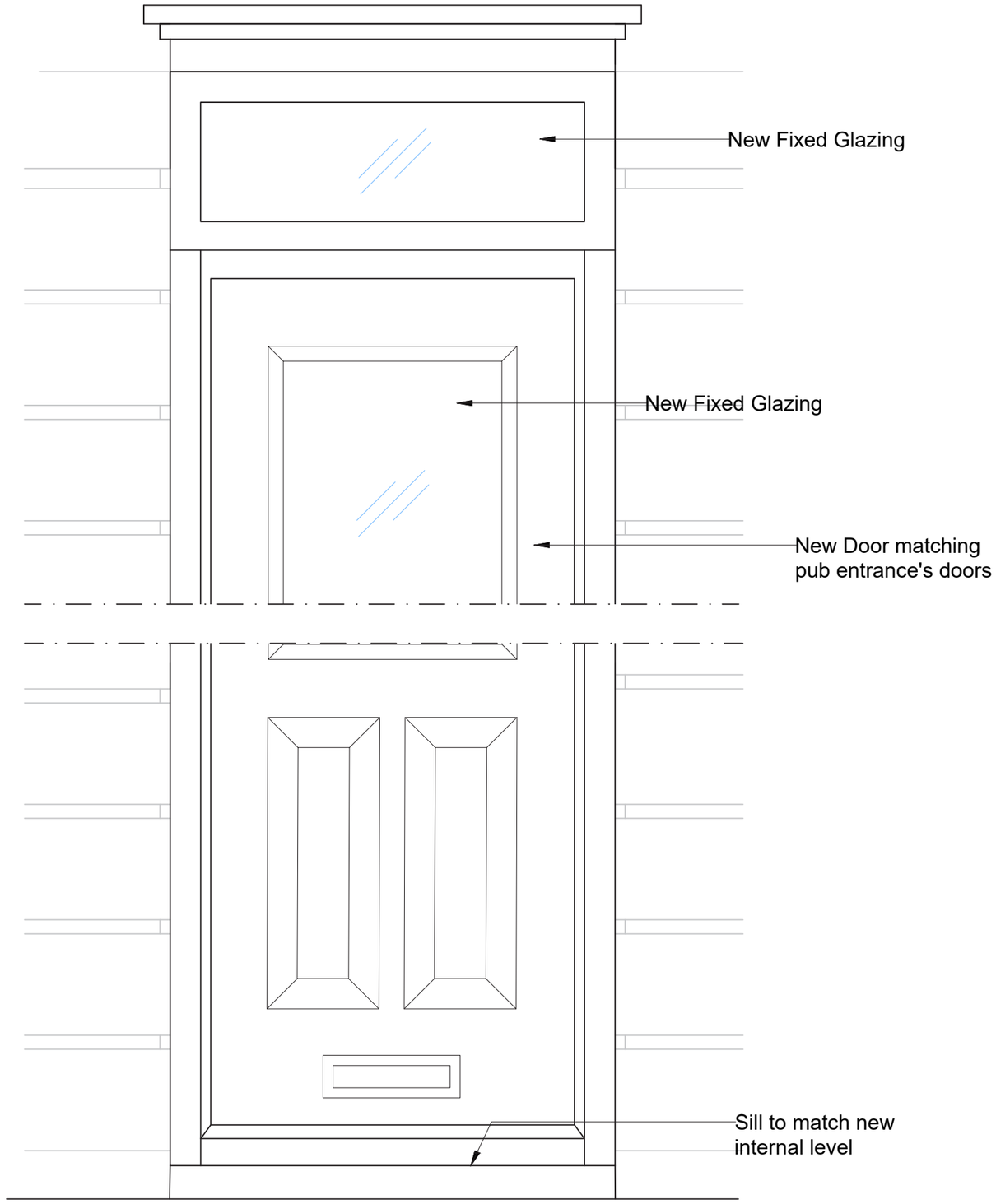
DOOR REF	LOCATION	DESCRIPTION	IMAGE	ARCHITRAVE (If applicable)
D-15	To living room - Flat 2	Restored and reinstated		Restored and reinstated
D-16	To kitchen - Flat 2	Restored and reinstated but locked and shut. Protected from the kitchen side		Restored and reinstated

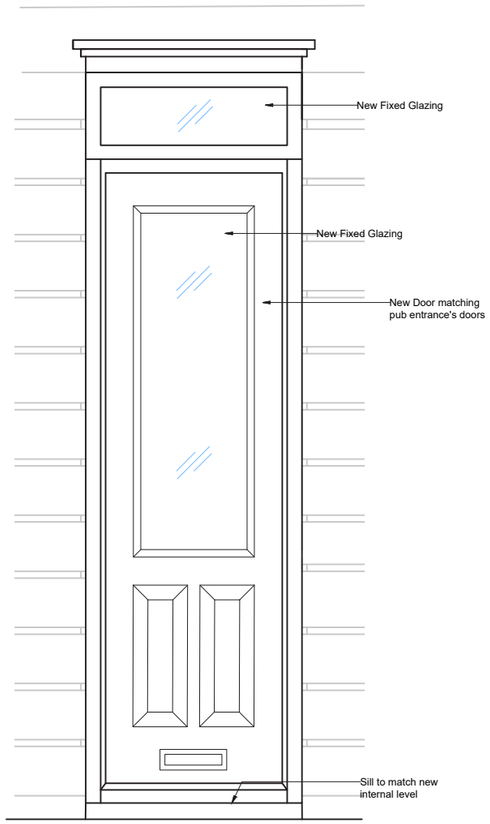
DOORS&ARCHITRAVES

D-01

DISCHARGE OF CONDITION 5&7

APPLICATION 23/02589/LB





KEY:

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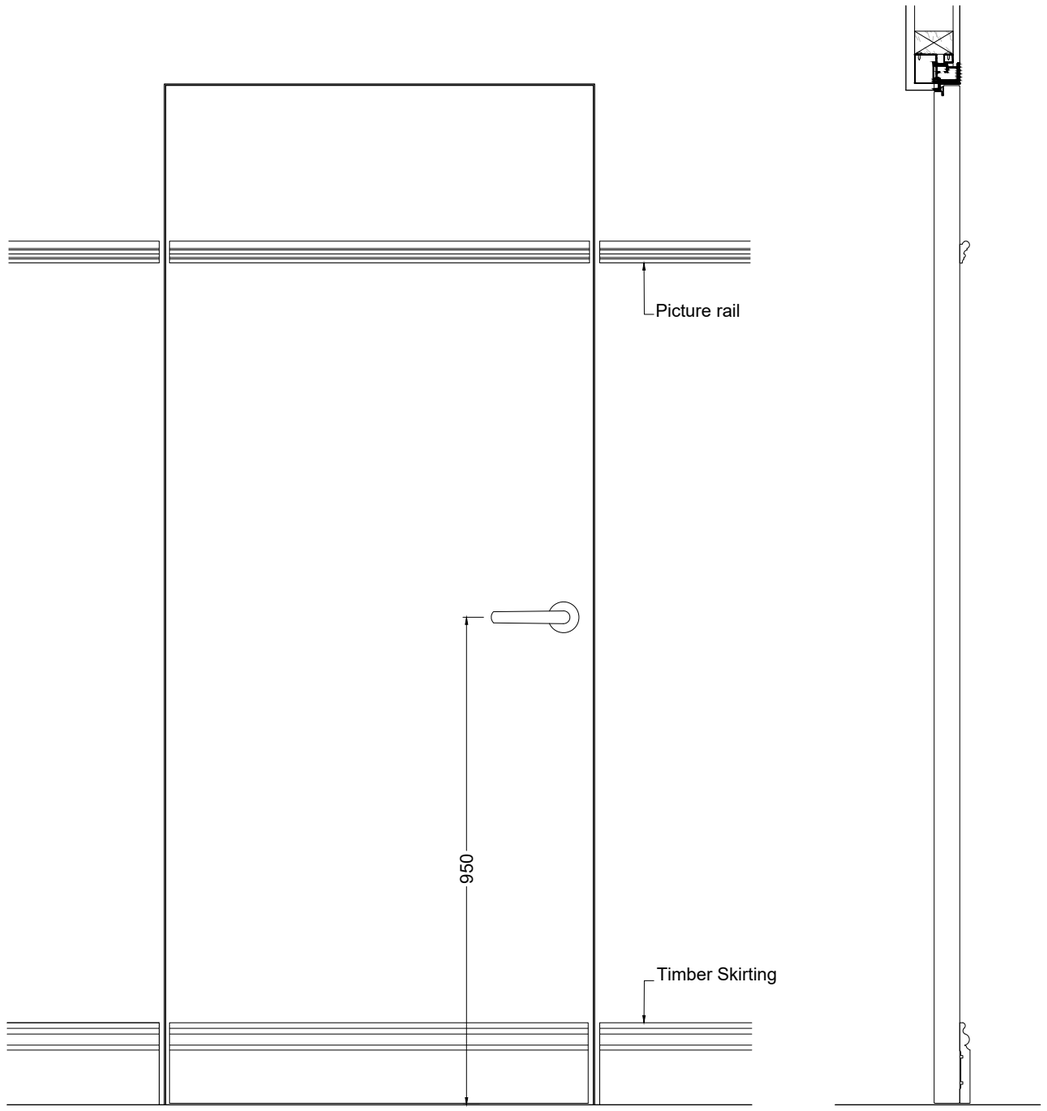
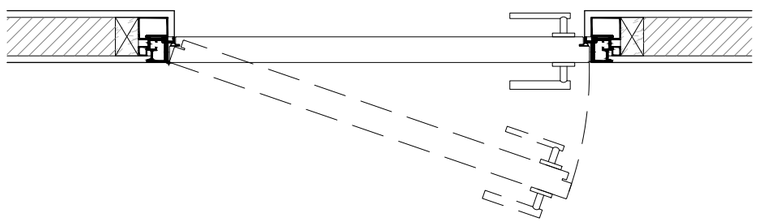
DOORS&ARCHITRAVES

Jib door



PROPOSED JIB DOOR



Open/closed door
Pictures are indicative

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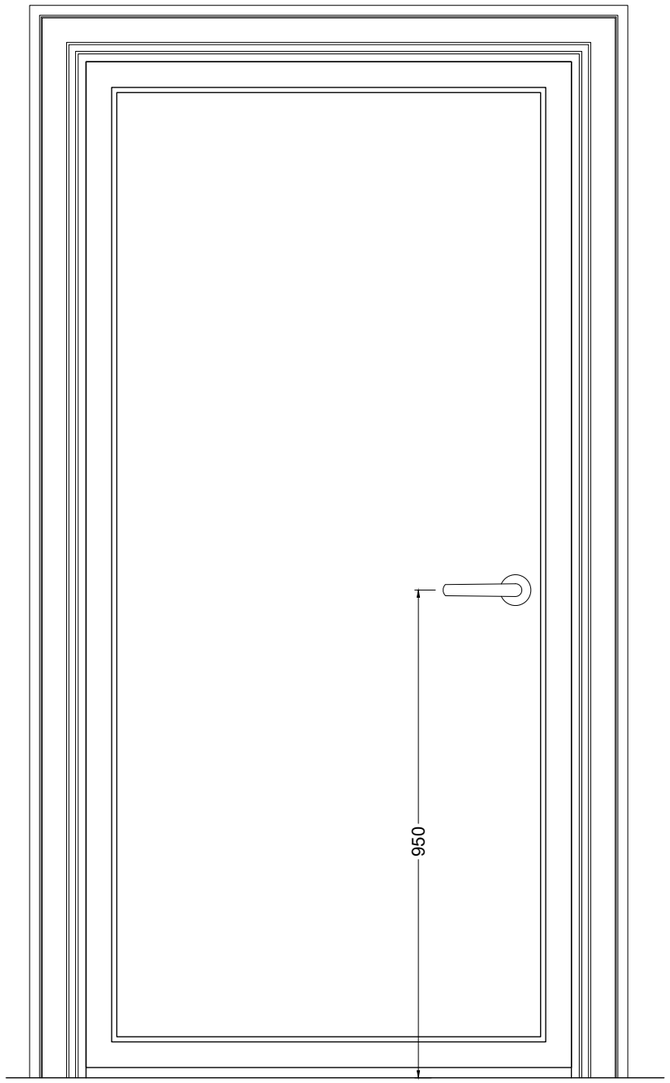
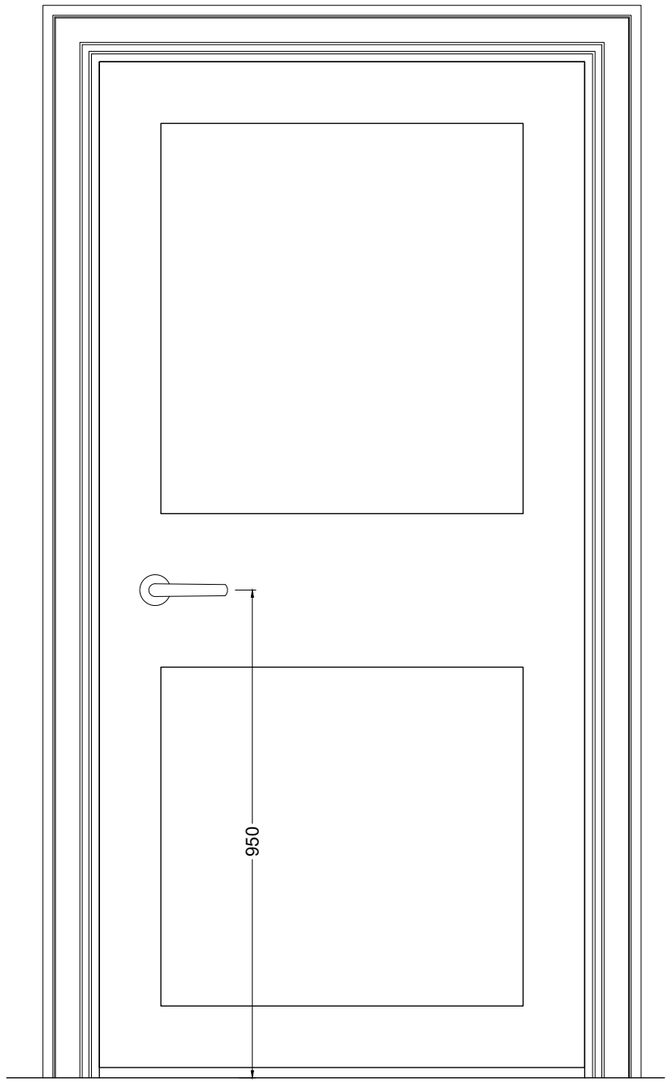
DOORS&ARCHITRAVES

New internal doors - Type A

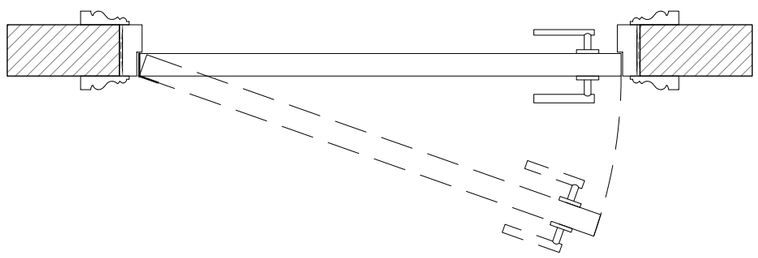
DISCHARGE OF CONDITION 5&7
APPLICATION 23/02589/LB



OUTSIDE



INSIDE



ARCHITRAVE TO MATCH EXISTING
ARCHITRAVE TO BE ADDED WHERE MISSING

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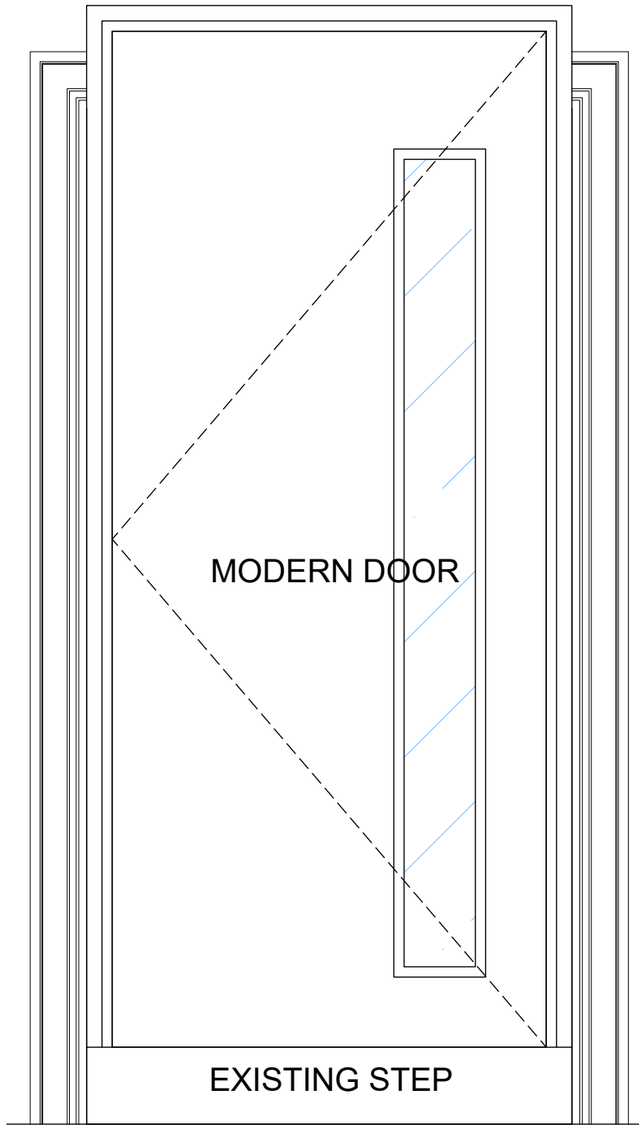
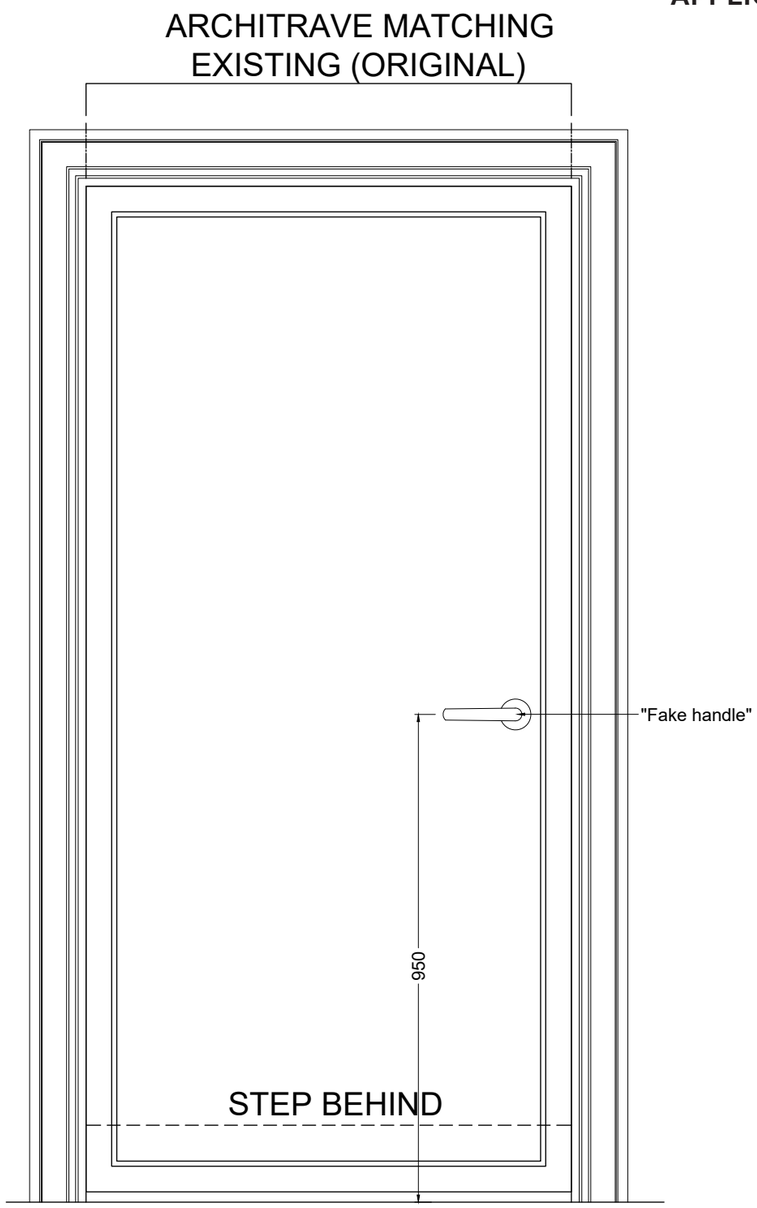
DOORS&ARCHITRAVES

New internal doors - Locked and shut

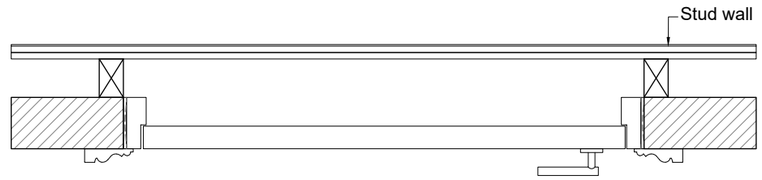
DISCHARGE OF CONDITION 5&7
APPLICATION 23/02589/LB



EXISTING



PROPOSAL
DOOR TO BE LOCKED AND SHUT



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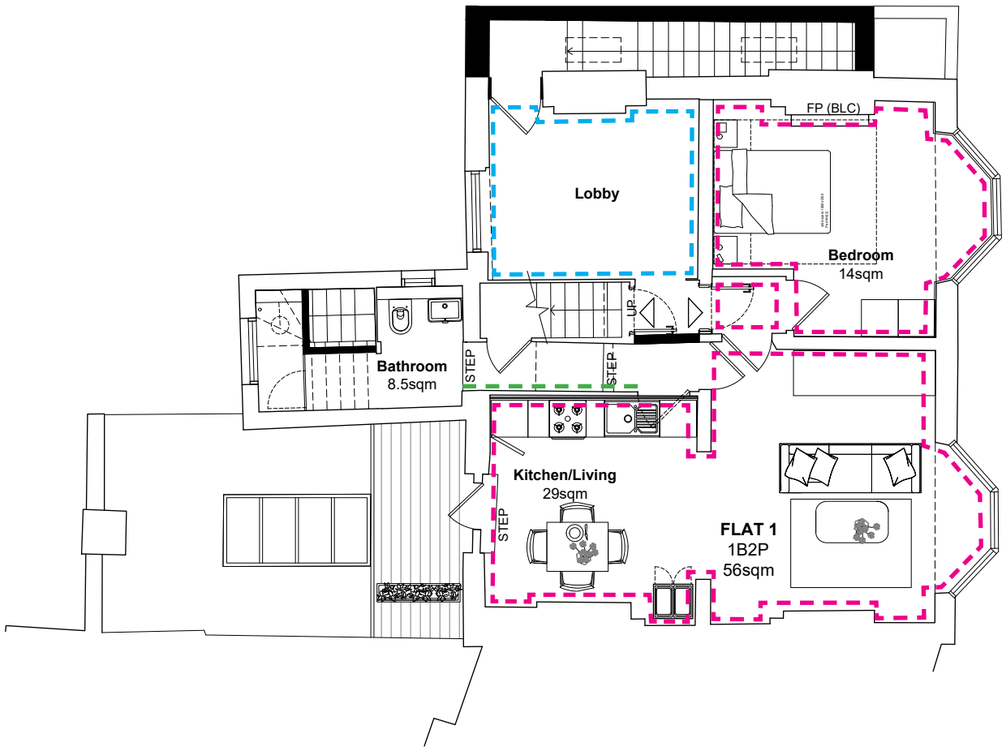
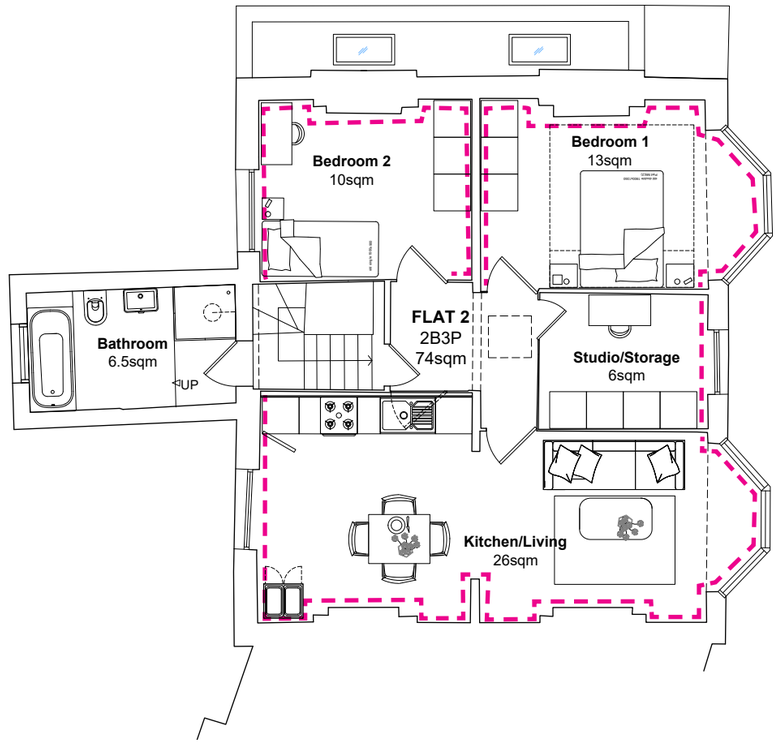
SKIRTING

Floor plans and key

Type A
Type B
Type C



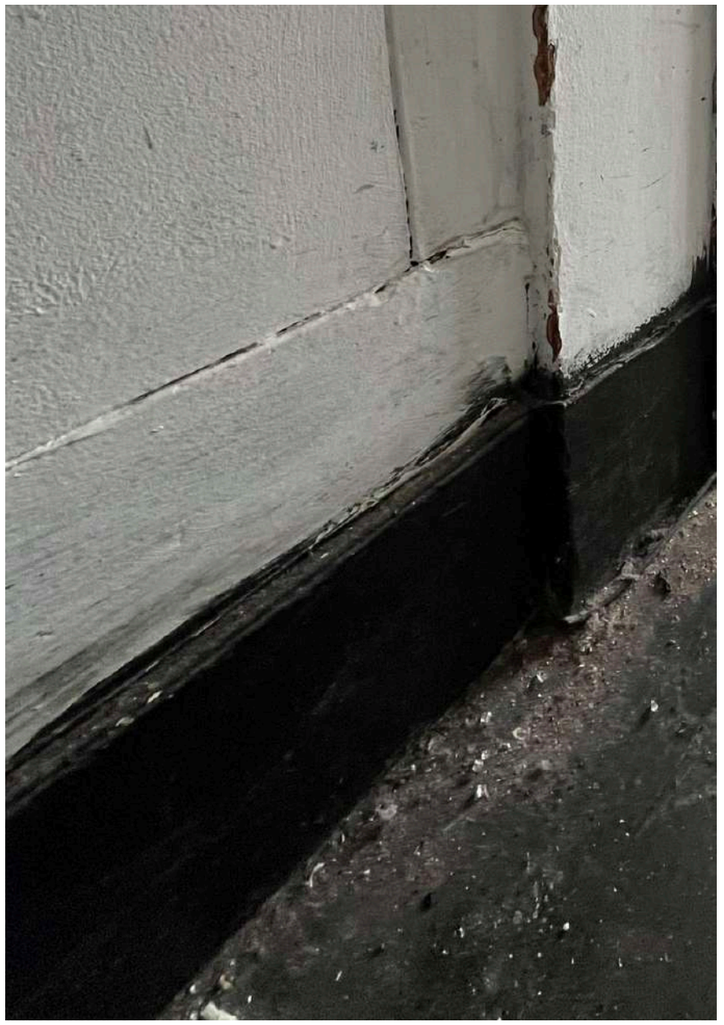


The existing skirting will be restored and kept in place
The new skirting board will replace the existing modern in most of the rooms.

SKIRTING

Existing and proposed

Type A
Only in lobby



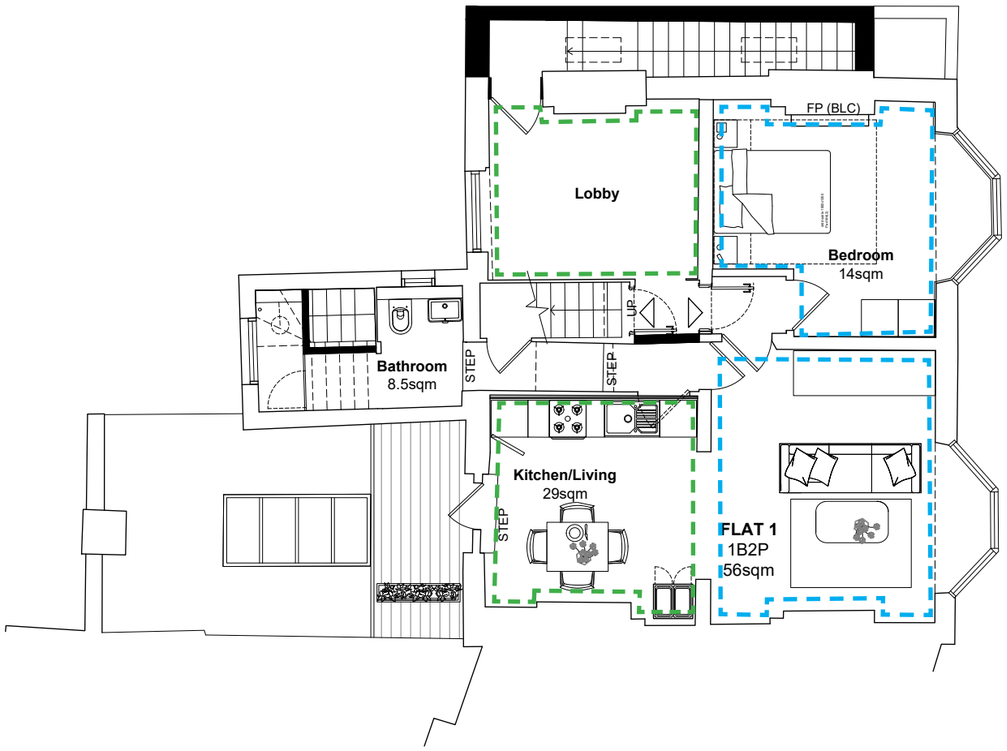
Type B
Only in corridor leading to new showeroom

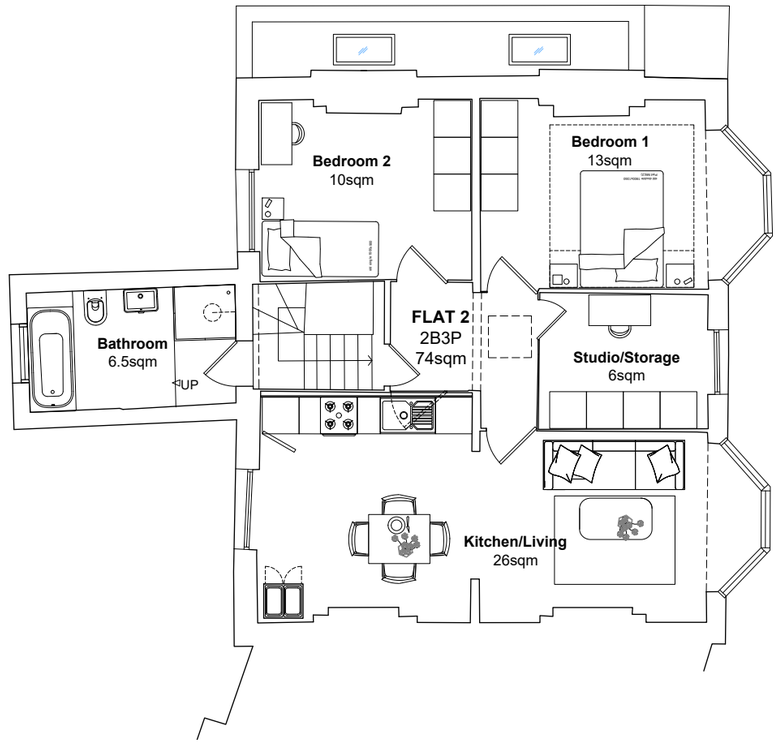
Type C
Proposed new skirtingboard, marching Type A, to replace existing modern in the rest of the rooms, except on the walls were existing panelling is located

CORNICE

Floor plans and key

Existing
Proposed

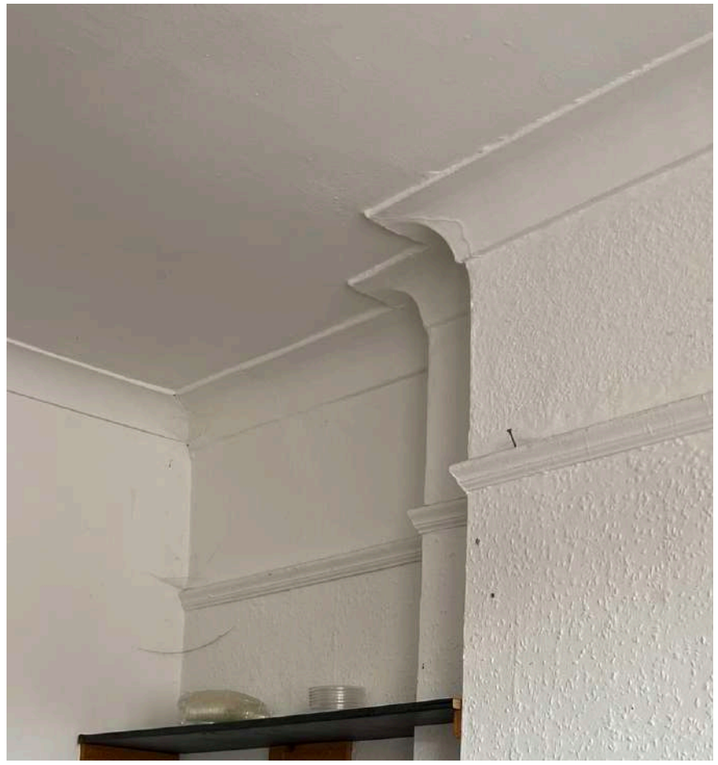




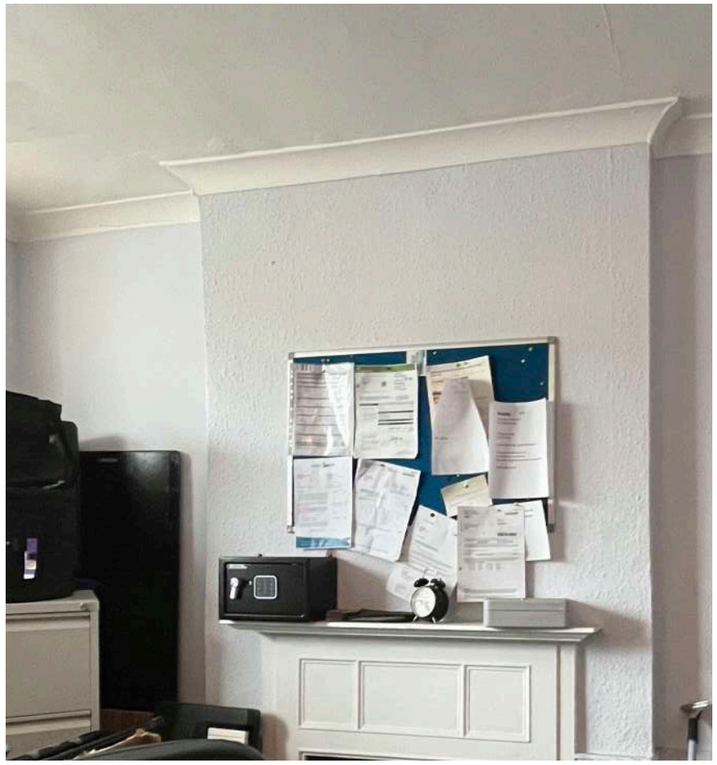
The existing cornice will be restored and kept in place
The new cornice will match the existing and be placed on the first floor only.

CORNICE

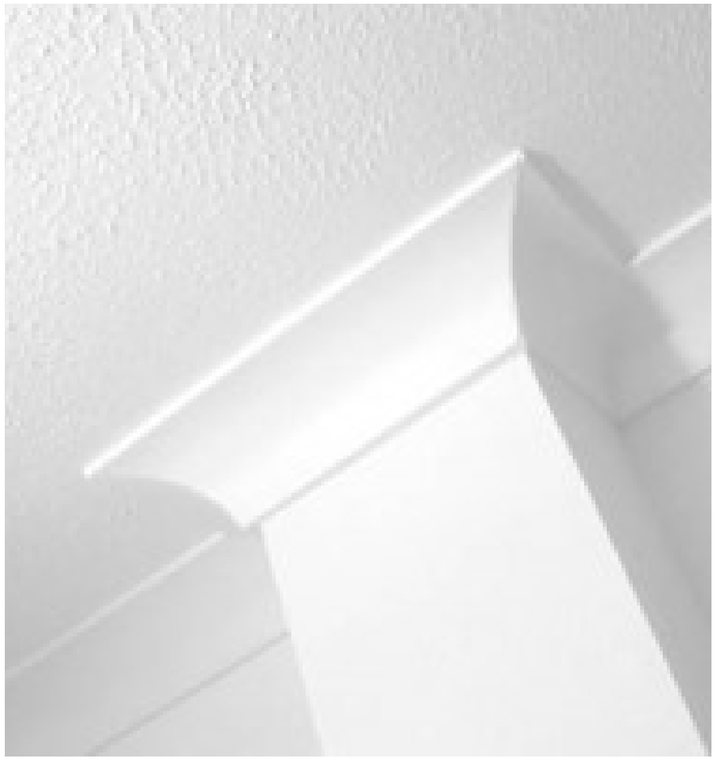
Existing and proposed



Existing cornice
Proposed bedroom 1



Existing cornice
Proposed living room



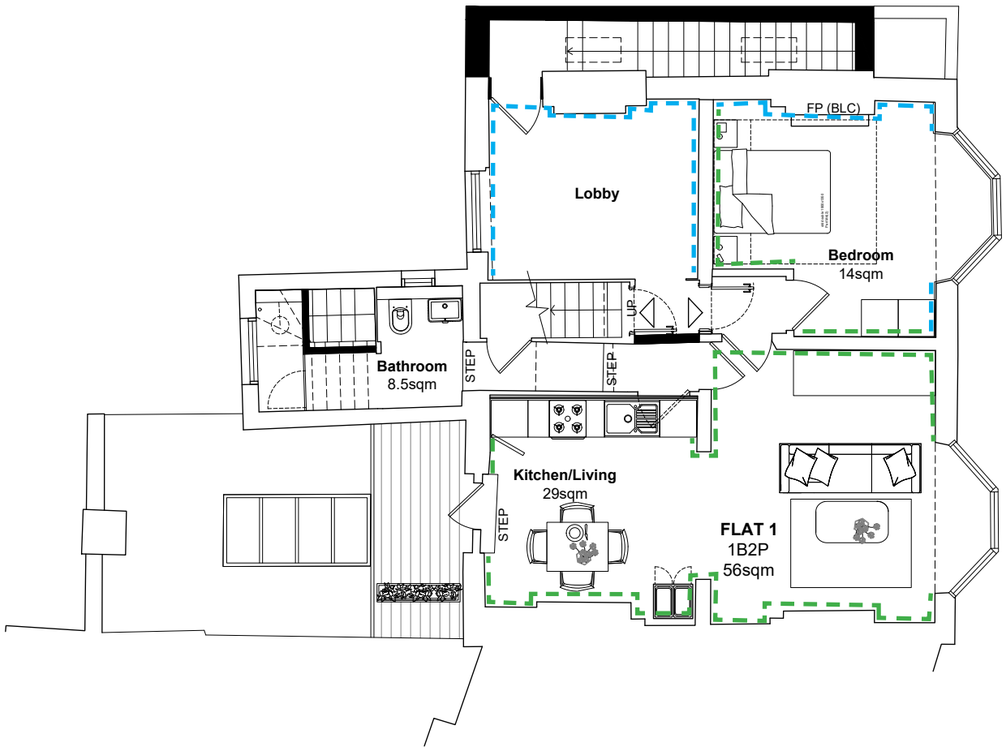
Proposed cornice matching existing, by spsplasters

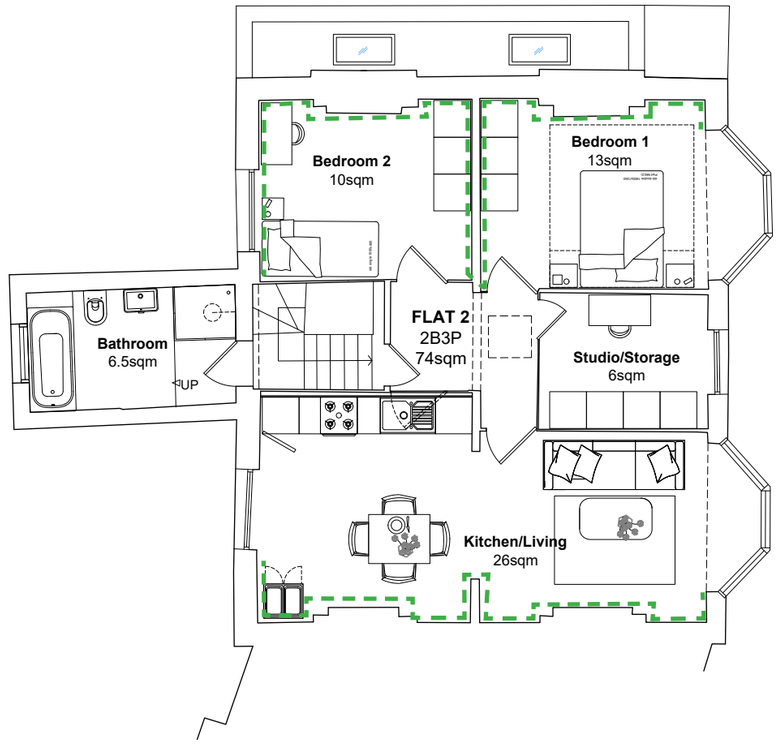
http://www.spsplasterers.co.uk/services/coving-cornicing/

PICTURE RAIL

Floor plans and key

Existing
Proposed

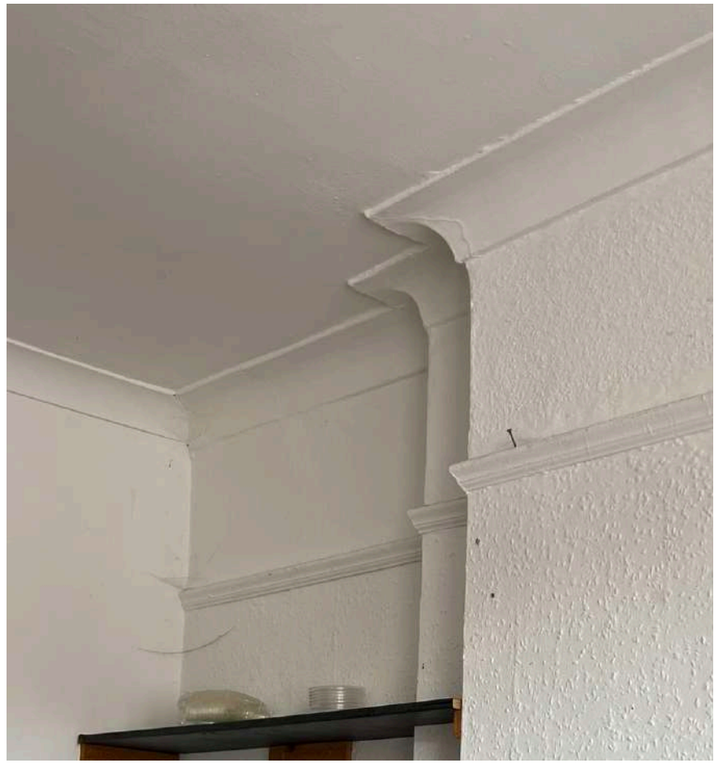




The existing picture rail will be restored and kept in place
The new picture rail will match the existing one and be placed on both floors, where indicated on the floor plans.

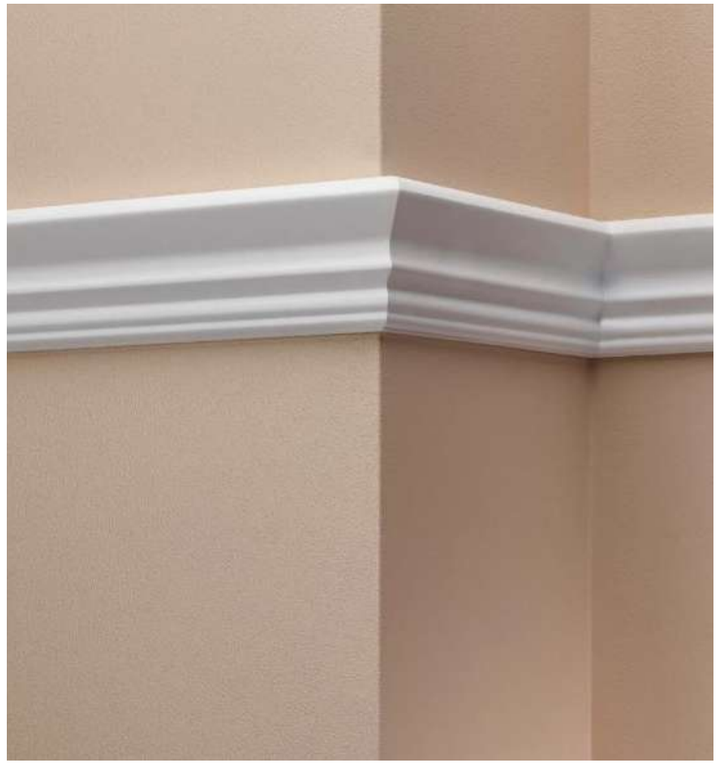
PICTURE RAIL

Existing and proposed



Existing picture rail
Proposed bedroom 1

Existing pircture rail
Proposed lobby



Proposed picture rail matching existing

Minnie-rose design, by Skirting4u.co.uk

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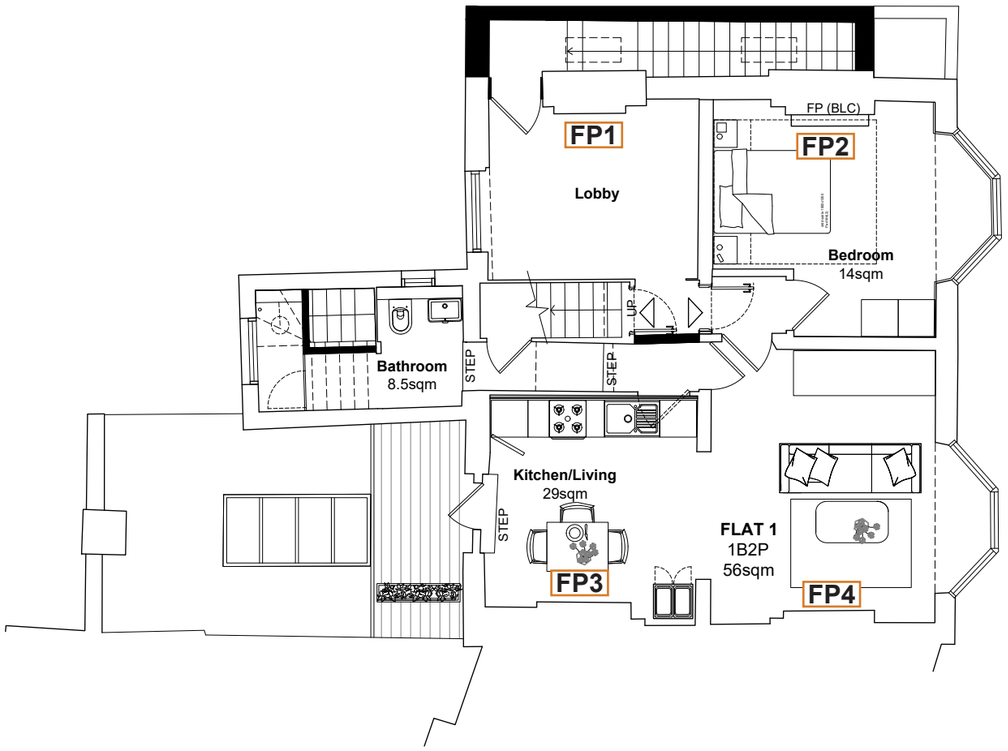
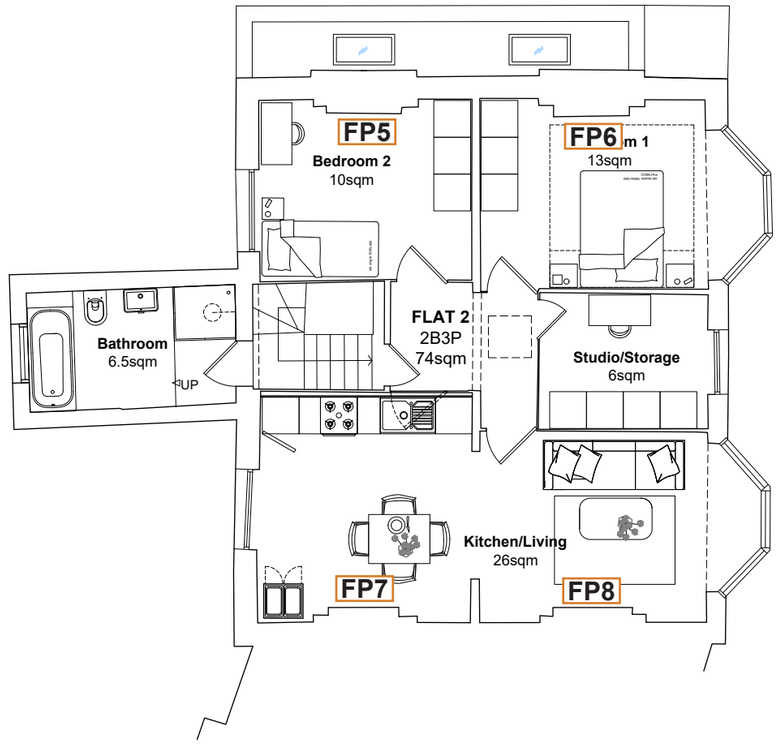
FIREPLACES

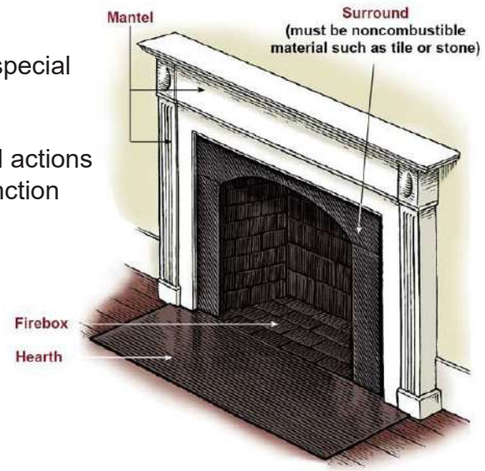
Floor plans and key





Fireplaces and joinery will be restored and/or reinstated throughout, enhancing the special interest of the building.

The fireplaces on the first and second floors have been inspected, and the proposed actions for each are detailed on the following pages. All fireplaces will serve a decorative function only. However, a vent will be installed to ensure proper ventilation.



FIREPLACES

Existing

FP1
Proposed 1F lobby.
Mantel restore, surrounding installed and plastered, firebox clean and painted black.

FP2
Proposed 1F bedroom. Mantel restored, beige files removed and plastered, tiles on arch kept in place. Firebox clean and painted black.

FP3
Proposed 1F kitchen.
Manted installed, surrounding plastered, tiles in firebox to be cleaned.

FP4
Proposed 1F living room.
Mantel restored, firebox cleaned and painted black.

FIREPLACES

Existing

FP5
Proposed 2F bedroom 01
Mantel restored, surrounding plastered, firebox cleaned and painted black.

FP6
Proposed 2F bedroom 02.
Mantel and surrounding restored, firebox cleaned and painted black.

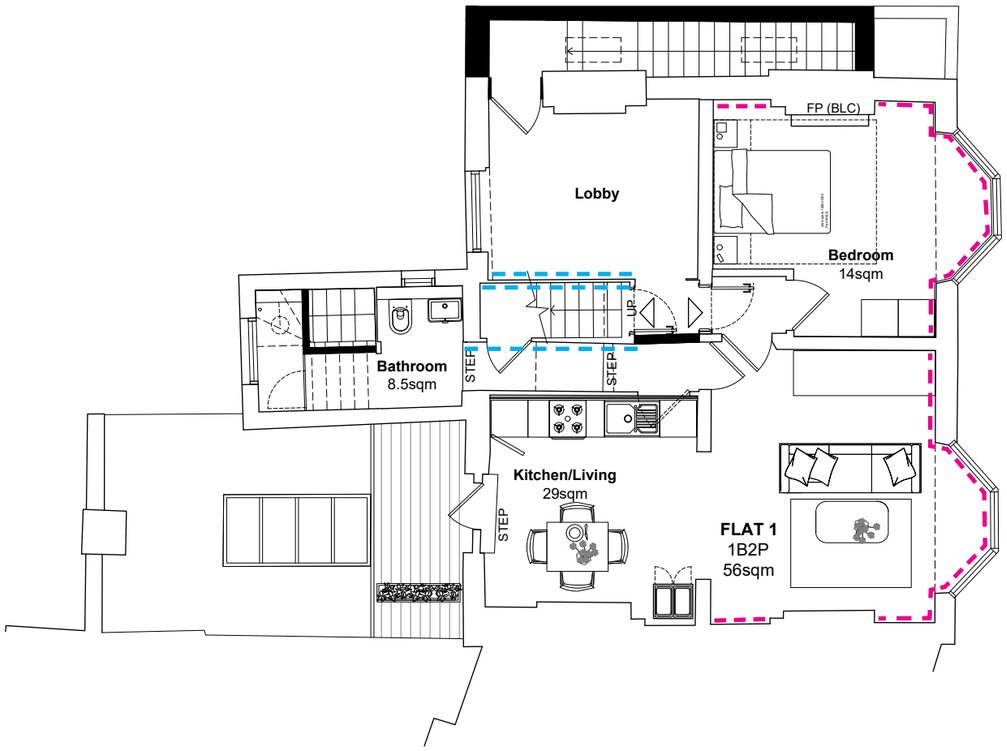
FP7
Proposed 2F living room.
Mantel and surrounding restored, firebox cleaned and painted black.

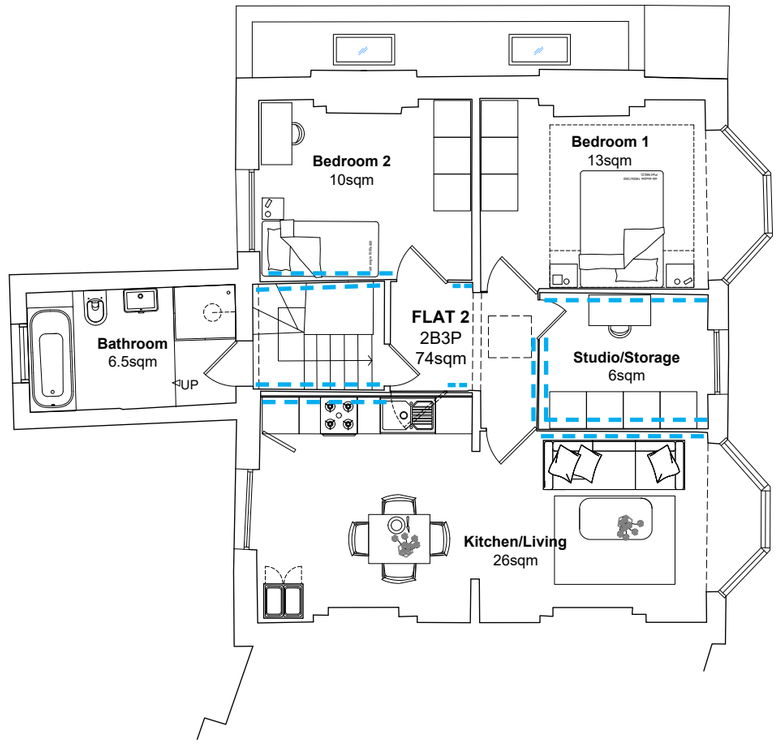
FP8
Proposed 2F kitchen.
Mantel restored, surrounding plastered, firebox cleaned and painted black.

PANELLING

Floor plans and key

Type 1
Type 2





Existing historical panelling are to be kept in place and restored where needed.

PANELLING

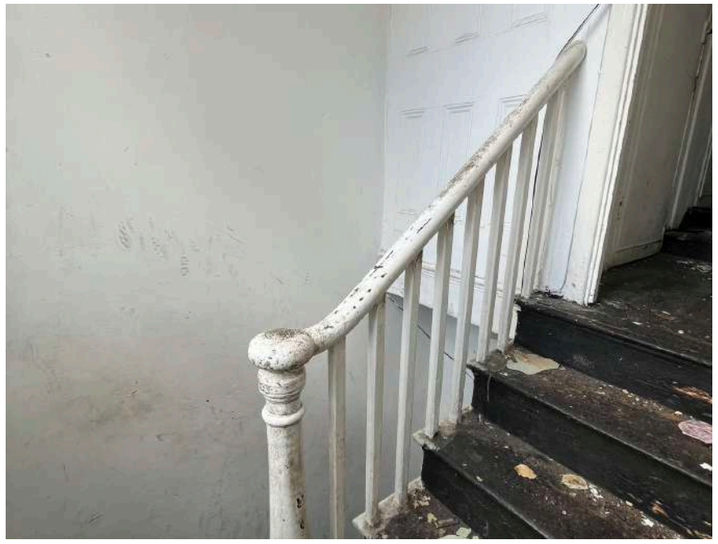
Type 1 - Photos

1F - Lobby

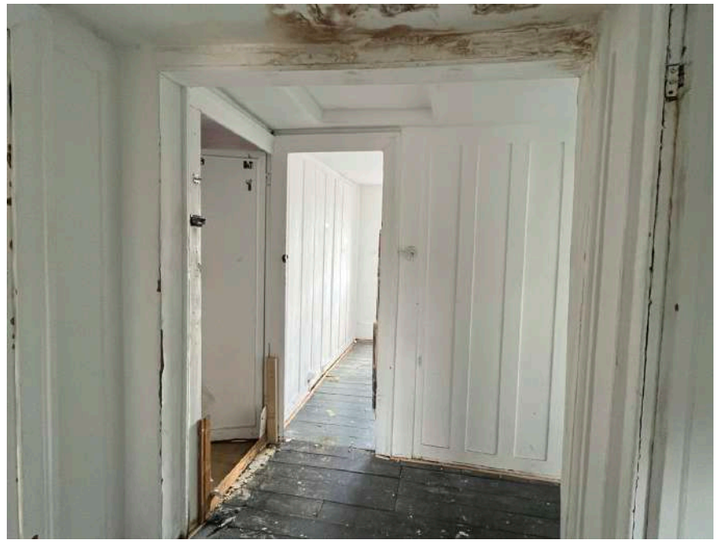
1F - Stairwell to second floor

2F - Landing/Lobby

1F - Corridor to shower room



1F - Stairwell to first floor
Panelling and handrail to be protected



2F - Landing/Lobby

PANELLING

Type 1 - Photos

2F - Bedroom 2

2F- Kitchen

2F - Studio/storage

2F - Stairwell

2F - Studio/storage

2F - Livingroom

PANELLING

Type 2 - Photos

1F - Proposed bedroom

1F - Proposed bedroom

1F - Proposed bedroom

1F - Proposed living room

1F - Proposed living room

1F - Proposed living room

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